

HOUSING ELEMENT OF THE LOMPOC GENERAL PLAN

January 1975

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HOUSING ELEMENT OF THE
LOMPOC GENERAL PLAN

January, 1975

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Housing Surveys

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The Community Development Department wishes to express its appreciation to the following individuals who assisted with the preparation of this document.

Richard Mires, Housing Authority of County of Santa Barbara
Angeline Reese and Alice Lopez, Community Action Commission
of Santa Barbara County
Joe Wiley, Santa Barbara County Welfare Department

* This document was prepared by the Community Development Department of the City of Lompoc.

RESOLUTION OF THE SANTA BARBARA
COUNTY-CITIES AREA PLANNING COUNCIL

IN THE MATTER OF ADOPTING THE)
HOUSING ELEMENT OF THE GENERAL)
PLAN OF THE CITY OF LOMPOC)

RESOLUTION NO. 75- 5

WHEREAS, the Santa Barbara County-Cities Area Planning Council, hereinafter called the Council, was created to assure compliance with the Comprehensive Plan of the County, Cities, and the Council where projects of regional character are concerned; and

WHEREAS, a Housing Element of the General Plan of the City of Lompoc is an important requirement of the Comprehensive Plan; and

WHEREAS, the Housing Element of the General Plan of the City of Lompoc is necessary for the development of the City,

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Housing Element of the General Plan of the City of Lompoc is hereby made a part of the adopted plans of the Santa Barbara County-Cities Area Planning Council.

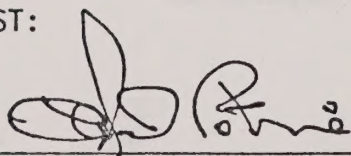
Passed and adopted this 19th day of June, 1975, by the following vote:

AYES: Supervisor Frank J. Frost; Supervisor Robert E. Kallman; Supervisor Francis H. Beattie; Supervisor Harrell Fletcher; Mayor Frank T. Almaguer; Mayor David T. Shiffman; Councilman Dan A. Firth; Councilwoman Charlotte Benton.

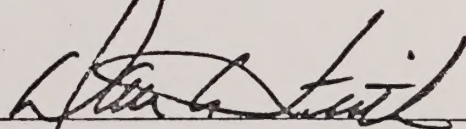
NOES:

ABSENT: Supervisor James M. Slater; Councilman Ernest Wullbrandt.

ATTEST:



Clifford Petrie
Executive Secretary



Dan A. Firth, Chairman
Santa Barbara County-Cities
Area Planning Council

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SUMMARY OF THE LOMPOC VALLEY HOUSING ELEMENT TO THE CITY OF LOMPOC GENERAL PLAN

From all indications and available data we have generally concluded that the bulk of the population is adequately housed, but there are unusual housing needs which will necessitate a highly coordinated effort between City, County and other agencies as well as the utilization of Federal funds to improve housing conditions which can be identified and remedied.

It has been determined that the private housing market forces are presently unable to meet the demand for all identified housing needs.

Low and moderate income housing needs are not being met by the private housing market but it would appear that this problem can be solved, or if not, better understood and inroads made into their solutions through increased knowledge of the local housing market. While much can be accomplished at the local level, increased efforts to obtain new funds from State and Federal sources to rehabilitate and prevent deterioration of the housing stock, develop employment and improve social services should be made.

Vandenberg Air Force Base and the accompanying NASA facility play a major role in the Lompoc Valley economy and housing market. While the private housing market can generally meet demands for civilian personnel and their families, the fluctuations of military personnel can potentially create problems for housing availability. Additional study of housing supplies and potential demands during this Element's study life are warranted.

It is apparent from the data obtained that the average home buyer in the Lompoc Valley has a better purchasing ability than home buyers in the South County area and for most of the Southern California market. This appears in two ways. First, the purchase prices of the existing homes which are sold in the Valley are much lower than similarly constructed homes in South County or Los Angeles suburbs. Secondly, because new home purchase prices are lower, due primarily to lower land cost, a better home in terms of floor area and yard space can be purchased for the same money which would

have bought must less elsewhere. The availability of high quality housing is a problem that affects higher income residents of the Valley as well. This study reveals that there is an inadequate supply of housing for higher income residents within the City limits. Few high value homes are constructed as compared to the number of households found to be capable of purchasing higher priced homes.

In order to meet the future projected demands for housing, as well as to provide housing for the various income groups which comprise the Valley population, a number of steps must be taken:

- Local agencies must create an active, coordinated approach to the monitoring of the housing market through updated statistical techniques.
- Citizen input must be a part of the logical decision-making processes developed for housing program implementation.
- Local agencies and organizations such as Community Action Commission, Housing Authority, Economic Development Association, and the County and City Building Departments must better coordinate their functions and operations to efficiently enable the stated housing goals to be reached.
- Better centralized controls over urbanization processes must be established in order to preserve the unique characteristics of the Lompoc Valley environment. One governmental entity should be responsible for the urban services and control of growth in the valley area if logical and efficient results are to be made. Possibly through annexation or incorporation of various districts into more efficient functional units of government.
- Financing of new housing and facilities must be accomplished if the overall economic health of the valley is to be maintained. New industrial and commercial bases must be provided if the valley is to gain any autonomy from federal and military economic dominance.

- Increased funding for low and moderate households will be required in controlling problems of the ill-housed and in controlling deterioration of present housing stock.

It is generally felt that through the incentives and programs which have and can be developed, the Lompoc Valley can meet the demand for housing of all income levels.

THE LOMPOC VALLEY SUBREGION

The Lompoc Valley Subregion is one of eight subregions within Santa Barbara County providing housing stock to residents of the County. The other seven subregions are as follows:

1. Santa Barbara Metropolitan.
2. Goleta Valley.
3. Santa Maria/Orcutt
4. Carpenteria/Montecito
5. Solvang/Santa Ynez
6. Guadalupe.
7. Cuyama.

Area Relationship. The Lompoc Valley subregion behaves predominantly as a discrete, isolated unit. The nearest housing markets are about 16 miles away and, given this relative isolation, policies affecting one market do not necessarily exert direct pressures on the others.

Some major influences on housing demand in the community might result, however, from changing levels of activity at Vandenberg Air Force Base, the major employer in the North County. Vandenberg is expected to expand its operations late in the 1970's, moderately stimulating housing demand in Lompoc Valley and potentially affecting nearby communities as well. It could, however, maintain its present level of operations or decline in activity.

The study area encompasses two major communities, the City of Lompoc and Vandenberg Air Force Base with its attendant residential areas at Vandenberg Village and Mission Hills. Despite the physical separation which exists between these communities, the

Base depends upon Lompoc for civilian services and commerce, and the City derives a significant portion of its economic base from the military installation. Presently, the A.D. Little* Study has identified Lompoc as metropolitan in character in the subregion. Annexation is a natural alternative to creation of new municipalities in the Valley.

A third entity in the Lompoc Valley is the Federal Correctional Facility located in the City of Lompoc between the City proper and Vandenberg Air Force Base.

Statement of Objectives.

Quantitative and qualitative targets for housing rehabilitation and conservation and for housing policies enabling the fulfillment of these objectives were established by the City Council after study.

Quantitative and qualitative targets for new construction are more elusive. Quantitatively it is reasonable to assume that the demands for housing will vary directly with population growth.

It can be assumed that the demand for housing type, that is single family, multiple or mobile home, will remain at the present ratio of acceptance. Single family dwellings will continue to receive the largest demand over the 20 year period from 1970 to 1990 until price requirements exclude the majority of potential home owners.

* Plan for Allocation of Public Service Responsibilities and Governmental Development in Santa Barbara County, Vol. 1 Santa Barbara Public Services Allocation Study, Arthur D. Little Inc., July 15, 1972

HOUSING SURVEY DATA

The following tables and charts statistically describe the housing market in the Lompoc Valley as well as within the City of Lompoc. Two major breakdowns in population are made; Lompoc Valley study area (concurrent with the ERME mapping limits), and within the City Limits.

The survey data was principally derived from the 1970 Federal Census and City of Lompoc building reports. Additional information was obtained from the County of Santa Barbara Planning Department, the SCOTS Study and Lompoc utility billing records.

Table 1 gives a general overview of populating and housing characteristics for Lompoc and the Valley. In Section "A" of Table I the 1970 and present population figures are given. The present population figures are derived from utility subscriber vacancy, mobile home park and official building report data.

Section B of Table I provides a listing of the officially recorded single family and multiple family dwelling units available for occupancy including mobile homes. The 1970 census data was used, but it deviated somewhat from official city and county building and mobile home park reports and was adjusted. It was found, however that other statistical deviations were of a more acceptable margin. Section "C" is a compilation of vacancy data derived from utility reports and real estate data. Section "D" of Table I separates out population by housing type for 1970 and 1974.

TABLE I - GENERAL POPULATION AND HOUSING OUTLINE

A. Population	LOMPOC	LOMPOC VALLEY
Total 1970	25,284	47,289
1974	27,150	50,538
In Group Quarters		
1970	1,194	3,433
1974	1,548	2,698
In Housing Market		
1970	24,090	43,856
1974	25,602	47,840
B. Housing Market (By Official Building Reports, Mobile Home Parks)		
1970 S/F Dwelling	5,126	9,870
M/F Dwelling	<u>2,867</u>	<u>3,256</u>
Total	7,993	13,126
1974 S/F Dwelling	5,326	10,096
M/F Dwelling	<u>2,927</u>	<u>3,466</u>
Total	8,253	13,562
C. Occupancy		
1970 Total Occ. Units	7,564	12,471
Total Vacant	429	655
% Vacant	5.4	5.0
No. S/F Dwlg Vacant	393	615
No. M/F Dwlg Vacant	36	40
1974 Total Occ. Units	8,161	13,298
Total Vacant	92	212
% Vacant	1.1	1.6
No. S/F Dwlg	48	161
No. M/F Dwlg	44	51

D. Population per Household by Type of Structure.

	LOMPOC	LOMPOC VALLEY
1970 S/F Dwelling Pop.	19,054	35,028
S/F Dwelling Occ.	4,733	9,255
S/F Dwelling Pop/HH	4.0	3.8
M/F Dwelling Pop	5,036	8,828
M/F Dwelling Occ.	2,831	3,216
M/F Dwelling Pop/HH	1.8	2.7
1974 S/F Dwelling Pop.	18,442	37,469
S/F Dwelling Occ.	5,278	9,883
S/F Dwelling Pop/HH	3.5	3.8
M/F Dwelling Pop.	7,160	10,371
M/F Dwelling Occ.	2,883	3,415
M/F Dwelling Pop/HH	2.5	3.0

HOUSING INVENTORY ANALYSIS

As of 1970, the Lompoc Valley housing inventory contained a high percentage of low density structures. Over 75% of the 13,126 units were single family detached. In 1974, 74% of the 13,562 units were single family reflecting a slight increase in multiple family unit construction.

Tenancy patterns in the Valley differed from the County-wide norm as 51% of the housing units in Santa Barbara County were owner-occupied compared with approximately 40% in the Valley. 55% of the occupied units were renter occupied with an overall vacancy rate of 5.4%

In 1974, the rental units increased slightly as they contain 58.8% of the total available units. City utility figures have maintained a current 1.0 to 1.7% vacancy rate on all units and the Valley as a whole has presently a 1.6% vacancy rate.

As a result of the demand for low and moderate cost rental units many new multiple residential units either have been constructed or are nearing completion at the time of this writing.

Tables two and three are based upon the available housing supply as to the year the housing unit was constructed. The source data for these is the 1970 census, the 4th count of housing and population.

Table Two describes the 1970 market values of owner occupied dwellings in the Lompoc Valley by the year the structure was built. Included are the total number of structures built in a given 10 year period and the median values of each. By examination of the median values of those structures built between the late 1800's and 1949, it can be seen that the majority of low cost housing is in excess of 20 years old. The structural and habitable conditions of these homes are not reflected in the market value as many of these values are depressed due to location and other circumstances not relating to structural adequacy.

Table Three describes the gross monthly rent derived by renter occupied units by the year the units were built. It includes those units where no rent was collected. The table also includes the median rent received by the year the unit was built.

It is interesting to compare Tables 2 and 3 in the median value and rent columns in the 1940-49 and 1939 and earlier categories. The value of owner occupied dwellings in the 39 or earlier is higher than those built from 40-49 while the rental of 39 and earlier dwellings receives a lower median rent than those built between 40 and 49. By examination of recent real estate assessment and rental advertisement it is generally concluded that the rentals built earlier than 1939 which fall below the median monthly gross rent are structurally or otherwise substandard for purposes of habitation.

Table 2 VALUE OF OWNER OCCUPIED DWELLINGS BY YEAR THE STRUCTURE WAS BUILT.

VALUE (MARKET) in 1970 DOLLARS

Year Built	0-5,000	5-10	10-15	15-20	20-25	25-35	35+
'60-'70	0	4	438	1,426	576	280	188
'50-'59	4	10	295	891	146	39	36
'40-'49	0	29	67	94	24	5	5
'39	10	43	33	50	56	20	0
Total in all Value Categories	14	86	833	2,161	802	344	229

	Total All Age of Structure Categories	Median Home Value by Age in 1970
'60-'70	2,912	\$18,555
'50-'59	1,121	17,132
'40-'49	224	15,851
'39	<u>212</u> 4,469	<u>17,000</u> \$18,012

Table 3 MONTHLY GROSS RENT OF RENTER OCCUPIED UNITS BY YEAR STRUCTURE WAS BUILT.

MONTHLY RENTAL PRICE in 1970 DOLLARS

Year Built	Less than \$40	40-59	60-79	80-99	100-149	150-199	200+	No Cash Rent
'60-'70	0	29	68	260	1497	823	53	599
'50-'59	12	16	37	247	947	245	10	1202
'40-'49	0	12	78	89	153	13	5	30
1939 earlier	<u>5</u>	<u>38</u>	<u>64</u>	<u>100</u>	<u>71</u>	<u>13</u>	<u>5</u>	<u>5</u>
Total in Category	17	95	247	696	2668	1094	73	1836

	Total All Occupied Dwelling Units	Occupied Units Paying Mo. Rent	Median Rent Received by Age Of Structure '70
'60-'70	3,329	2,730	\$133.70
'50-'59	2,716	1,514	123.50
'40-'49	380	350	99.00
'39	<u>301</u>	<u>296</u>	<u>88.20</u>
	6,726	4,890	\$126.00

Table 4 describes the value of owner occupied dwellings by the income of the occupants.

In Table 4 note that the 960 owner-occupied units valued at less than \$15,000 are also tabulated in Table 2 relating to the age of the structures. The majority of these units are of reasonable structural condition, but those which are identified as being 20 years old or older will have a larger frequency of sub-standard conditions.

Table 5 defines the economic demand for owner-occupied housing. The housing purchasing capacity is based upon a local average for housing value by income. For the Lompoc Valley this "ideal" housing purchasing capacity is 1.7 times the gross annual income of the occupant. The nationwide accepted standard has been 2.5 times the adjusted gross income.

Table 5 indicates a definitive need for low and moderate income accommodations in the Valley, as well as, an expressed need for high cost housing at the other end of the income range. In the past, economic conditions generally held the local housing market in a slightly depressed condition aided by the transiency of the population and a healthy vacancy rate. Low and moderate income families could obtain adequate housing at reasonable prices with approximately 5% of the total households expending greater than 25% of their monthly net incomes on housing.

Housing demand of high income families, (where normal market

activity generally satisfies housing demand if only because of the potential for greater profit), was not generally met during the building boom of the 60's as profits were made in building vast numbers of middle income homes for the expanding Vandenberg programs. Some high value housing has been built on a "custom" or limited tract type basis, but this category is still below actual demand.

Table 6 describes the gross monthly rent received of renter occupied units by the income of the occupants. Again, those occupants of housing in excess of twenty years of age are paying a very low monthly rent and are probably inhabiting a housing unit of a substandard nature. It is, however, interesting to note that those occupants with income of less than \$3,000 are generally paying in excess of 25% of their monthly income for housing. Over 700 households were found to be in this category. Those who are paying \$60 or less per month for rental housing are inhabiting largely substandard housing units.

Table 7 is similar to Table 5 in that it presents renting capacities and median rents by income categories. The use of the ideal renting capacity figure of 17% of the gross monthly income compares to the local averages for rental values by income of the occupants.

TABLE 4 VALUE OF OWNER-OCCUPIED DWELLINGS BY INCOME OF OCCUPANT.

<u>INCOME</u>	<u>Less than \$5,000</u>	<u>5-10</u>	<u>10-15</u>	<u>15-20</u>	<u>20-25</u>	<u>25-35</u>	<u>35+</u>
-\$3,000	6	16	86	121	30	19	0
3-5	0	28	56	83	37	11	18
5-7	4	5	77	105	16	15	0
7-10	0	23	232	401	129	37	15
10-15	4	0	307	1049	296	106	32
15+	<u>0</u>	<u>14</u>	<u>106</u>	<u>615</u>	<u>395</u>	<u>167</u>	<u>164</u>
Total Units in Value Categories	14	86	864	2374	903	355	229

TABLE 5 HOUSING PURCHASING CAPACITY COMPARED WITH ACTUAL HOME VALUE RANGES IN THE LOMPOC VALLEY SUBREGION.

<u>Family Income in thds. of \$</u>	<u>Number of Family Households 1970</u>	<u>Housing Purchasing Capacity^a</u>	<u>Median 1970 Home Value by Income Group</u>
Less than \$3,000	278	Less than \$5,100	\$16,281
\$3-5,000	233	\$5,100 to \$8,500	16,988
\$5-7,000	222	\$8,500 to \$11,900	16,190
\$7-10,000	837	\$11,900 to \$17,000	17,045
\$10-15,000	1,794	\$17,000 to \$25,000	17,793
\$15 or more	<u>1,461</u>	\$25,000 and above	19,967
	4,825		

Median Income - \$9,505

^a 1.7 times income

TABLE 6 GROSS MONTHLY RENT OF RENTER-OCCUPIED UNITS BY INCOME OF OCCUPANT.

<u>Income</u>	<u>-40</u>	<u>40-60</u>	<u>60-80</u>	<u>80-100</u>	<u>100-150</u>	<u>150-200</u>	<u>200 Up</u>	<u>No Cash Rent</u>
\$3,000	6	41	94	209	325	129	5	36
\$3-5,000	0	23	51	180	51	91	0	105
\$5-7,000	5	10	43	126	598	110	0	611
\$7-10,000	0	6	33	97	570	331	5	535
\$10-15,000	0	15	22	57	518	218	21	371
\$15 and over	<u>0</u>	<u>0</u>	<u>4</u>	<u>22</u>	<u>106</u>	<u>165</u>	<u>42</u>	<u>178</u>
Total in All Rent Categories	11	95	247	691	2,668	1,044	73	1,836

TABLE 7 HOUSING RENTING CAPACITY COMPARED WITH ACTUAL UNIT RENTAL RANGES IN THE LOMPOC VALLEY SUBREGION.

<u>Family Income</u>	<u>Number of Family Households paying monthly rent in 1970</u>	<u>Renting Capacity^a</u>	<u>1970 Median Rent Values</u>
Less than \$3,000	799	Less than \$42.5	Median \$107.70
\$3-5,000	896	\$42.5 to \$70.8	Median \$117.60
\$5-7,000	892	\$70.8 to \$99.2	Median \$121.90
\$7-10,000	1,042	\$99.2 to \$141.7	Median \$133.80
\$10-15,000	851	\$141.7 to \$212.5	Median \$132.00
\$15 or more	339	\$212.5 or more	Median \$161.50
Median Income \$9,505	4,819	Median Renting Capacity \$134.65	Actual Median Rent \$125.00

1,836 families not paying cash rent and are not included in median monthly rent calculations.

^a 17% of Income.

Table 8 describes all housing units which were recorded as lacking common facilities found in units meeting general standards of habitability or containing shared facilities. While the lack of having shared facilities does not always mean that a given housing unit is substandard to a degree requiring demolition or rehabilitation, it does indicate generally where the bulk of the most inadequate housing problems lie.

There are 138 housing units, 40 of which are occupied year round which lack one or more of the listed facilities commonly found in a standard housing unit. Twelve units lack public power supplies and are occupied. The 387 units which are not on any public water supply are generally served by wells, but it is not known how many have no running water at all.

TABLE 8 COUNT OF OCCUPIED AND VACANT DWELLING UNITS BY LACK OF SELECTED FACILITIES OR SHARED FACILITY.

<u>Facility</u>	<u>Total Facilities Lacking</u>	<u>Total Occupied</u>	<u>Owner</u>	<u>Renter</u>	<u>Vacant</u>
No complete Kitchen	106	15	0	15	91
No Toilet	10	10	10	0	0
Shared Toilet	10	0	0	0	10
No Shower or Tub	11	11	11	0	0
Shared Shower or Tub	16	6	0	6	10
No Heating Facility	16	10	5	5	6
Total number of units lacking one or more of the above facilities	138	40	18	22	98

Units Lacking
Other Services

Telephone	992	212	780
Public Water	387	364	23
Public Power	12	11	1

Summary of Tables 2 through 8.

The past 5 Tables have shown some indicators which allow us to make the following assumptions about our housing stock as of 1970;

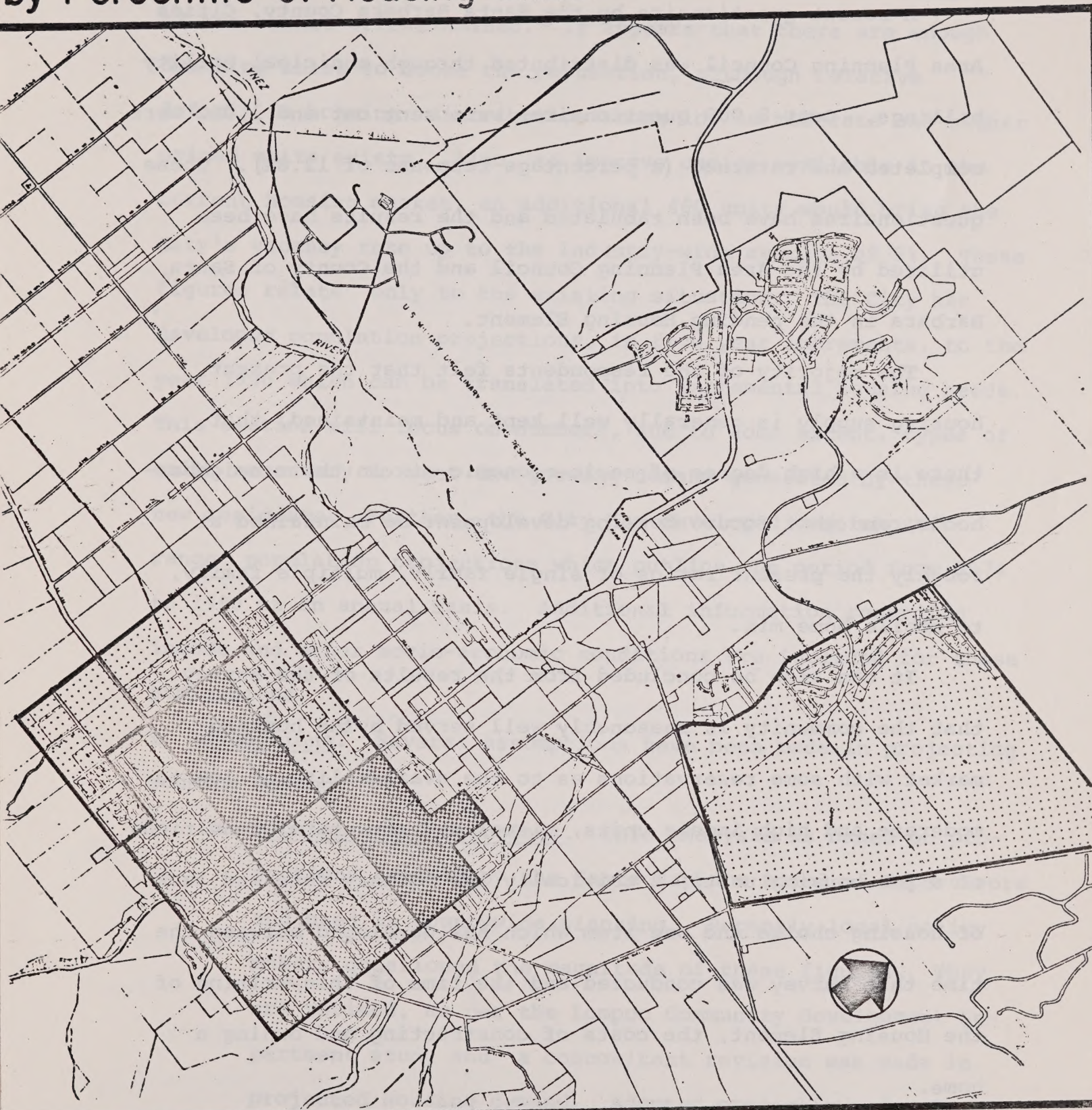
1. Of over 12,000 occupied units within the Lompoc Valley, approximately 8%, or 1,000, of the households are at or below the poverty levels established by the State and Federal guidelines.
2. Of these households, approximately 25% or 250 of the dwelling units which exist and are occupied are not capable of meeting all of the standards set by the Department of Housing and Urban Development.
3. Of the remaining households not within the poverty level income categories, approximately 50 dwelling units would not meet the aforementioned standards.
4. Of the 300 total units which do not meet these standards, approximately half of these are in need of rehabilitation or demolition.
5. The majority of those units which potentially should be demolished exist in areas where single family residential uses are non-conforming, such as within a major commercial or industrial area.
6. Those dwellings which are in need of rehabilitation generally would require the addition of a presently

lacking facility, new structural work, and various non-structural work such as painting, plastering, glass and other items.

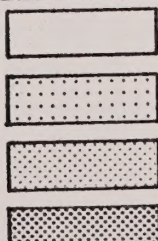
7. The remaining substandard dwellings are generally in need of non-structural work such as painting, plaster, glass, etc.
8. It can be seen from the tables that the housing stock lacks adequate housing units which would allow both low income and upper income residents a choice of housing within their respective income ranges.
9. When examining the entire Lompoc Valley in relation to other California communities, the overall housing stock is satisfactory to the demand for serviceable habitation.

SUBSTANDARD DWELLING AND HOUSING CONDITIONS by Percentile of Housing Units

13a



LOMPOC
VALLEY



Less than 0.4% of Housing Units

Between 0.4% and 1% of Housing Units

Between 1% and 3% of Housing Units

Above 3% of Housing Units

CITIZEN INPUT ON CURRENT HOUSING SUPPLIES.

A recent questionnaire by the Santa Barbara County, Cities Area Planning Council was distributed through municipal utility billings. Over 8,000 questionnaires were sent out and 1,062 were completed and returned (a percentage response of 12.8%). These questionnaires have been tabulated and the results have been utilized by the Area Planning Council and the County of Santa Barbara in the pending Housing Element.

The majority of the respondents felt that the present housing supply is generally well kept and maintained, that there is a high degree of socio-economic mix in their neighborhoods, and that future housing development be maintained at roughly the present ratios of single family, multiple family, to mobile home mix.

It can also be concluded from the results of the survey that the community is reasonably well served by the housing market with some reservations as to the availability of low to moderate and high income units, visual and structural conditions of a few housing units, a critically low vacancy rate and lack of housing choice and one item which has developed between the time this survey was conducted and the time of this writing of the Housing Element, the costs of constructing and owning a home.

PROJECTED HOUSING DEMAND.

In the previous sections, both housing demands and supplies of the market were examined. It appears that there are enough dwelling units to house the population, although relative deficit in housing distribution among low to moderate and higher priced units exists. Also, to improve choice available in the current housing market, an additional 460 units would bring the City's vacancy rate up to the industry-wide average of 5%. These figures relate only to the existing situation. The City has developed population projections, in five year increments, to the year 1990 which can be translated into incremental housing needs. This section will focus on numbers, and to some extent, types of units necessary to meet the growing demand generated by these new residents. Further, the City has developed some short range population projections which outline the period from 1974 to 1980 on an annual basis. Additional information regarding income and other socio-economic conditions are included for these projections.

1. Assumptions. Several assumptions have been made in projecting housing demand.

a. Populations Projections. This analysis is based on projections adopted by the Santa Barbara Board of Supervisors and used in Countywide planning. Recently local policy makers questioned the magnitude of these figures. They are revised, as per the Lompoc Community Development Department study and a concomitant revision was made in projected housing demand. Adopted projections for Lompoc Valley are:

1970	47,729
1975	51,000
1980	58,000
1985	65,000
1990	71,000

Most relevant use of these figures for calculating housing demand requires one special step. This Housing Element is concerned with housing which is subject to market fluctuations and is comparable to the rest of the Subregion's housing. Thus, institutions such as military barracks and penitentiaries, which housed 3,433 unrelated individuals in 1970 and 2,698 in 1974 are not counted in the current housing stock. It is assumed that this population fills the institutions to capacity and that no new institutional structures will be built. With this in mind, there will always be about 3,000 residents who will live in group quarters and who do not impact the civilian market. They will not be counted as a relevant segment of the Lompoc Valley unrelated individual cohort, nor as part of the population generating a demand for housing.

- b. Household Size. Current household size was derived by dividing the number of people living in the households by the number of households. Individuals living in institutions were deliberately omitted from these figures to accurately reflect average numbers of people to accommodate in family units. Average number of people per household will fluctuate with technical needs of Vandenberg Air Force Base and service groups as well as changing social values.

- c. Unrelated Individuals. Currently, 8.5% of all residents in the Lompoc Valley are unrelated individuals. When those people living in barracks at Vandenberg or the Federal Correctional Institution and 24 other residents of institutions are removed from the analysis, there remain 644 unrelated individuals (1.4% of the non-institution population) living in households. Of these, most are expected to live alone.
- d. Vacancy Rate. Vacancy rate fluctuates with personnel at Vandenberg Air Force Base, as well as, support and related commercial/industrial deviations.
- e. Demolition. Over the years, dwelling units will be demolished due either to obsolescence or to make way for higher uses. In an area the size of Lompoc Valley subregion with present levels of substandard dwellings the number of units is estimated at 5 per year, or 25 units each 5-year increment.

DEMAND ANALYSIS. 1970 and 1974 are the base years used for demand analysis purposes. Refer to Table 1, item 'C' on page

- A. 1970-1975 - The housing industry wide average vacancy rate is 5%. With the present economic conditions prevailing 1.6% vacancy rate does not allow for normal movement of the population within the urban field and tends to greatly restrict housing selection. If we were to formalize a 5% vacancy rate as a goal, we would need an additional 3.4% or 460 more

units available in the 1974 housing stock. It is unlikely that with present financing rates we could achieve such a goal. It is more likely that we could add 1.4% or 190 new units to achieve a 3% vacancy rate. This assumes that population will remain constant to early 1975, but it is projected that 400 new residents will arrive by April 1, 1975 for a total population of 51,000 in the Valley.

1975

	<u>Population</u>	<u>Household Size</u>	<u>Dwelling Units</u>
Total Population	51,000		
Group Quarters Population	<u>3,000</u>	3.5	13,714 Occupied
	48,000		

At this point it should be noted that in 1974, 13,562 dwelling units were available for occupancy and approximately 200 more than this number are needed to house the expectant population for early 1975. At present, approximately 160 units will be completed by 1975 within the City limits with possibly 15 additional units completed in the remainder of the Valley. This would make available 13,737 units with almost a zero vacancy rate valleywide. It is imperative that new housing be constructed as soon as possible if the local housing market is to respond to housing demands within the Valley. Housing costs are not the only consideration. The conditions of 150 dwelling units which should receive either rehabilitation

or demolition will continue to decline and some will be purged from the housing market. As new commercial and light industrial opportunities arise in the North County as a result of expanding Vandenberg AFB and NASA operations, the Valley would best be able to attract such facilities by offering both the business site locations and the housing required for the expectant labor market.

- B. 1975-1980. Based on the 1970 to 1975 trend and expected changes in the labor market due to Federal programs, the following projections on an annual basis have been made to 1980. Please note the four basis variables in this analysis.
1. All population estimates are shown less 3,000 people in group quarters.
 2. For the purposes of this calculation we assumed the 1.1% vacancy rate would remain constant through 1975.
 3. Average family size should be dropping radically in this period from 1975 to 1980 as more families of child producing age are opting for smaller numbers of children and many older families are locating in the Valley.
 4. For purposes of comparison and prediction based on an "ideal" housing market vacancy rate, the 5% vacancy figure is used here. This would produce a need to build 908 units between 1975 and 1976 to meet this "ideal" market demand.

1975	<u>Population</u>	<u>Household Size</u>	<u>Dwelling Units</u>
	48,000	3.5	13,714 Occupied <u>150</u> (1.1% Vacancy) 13,864 730 Additional housing units needed to achieve a 5% vacancy rate <u>14,594</u> Total units required.
1976	48,600	3.3	14,727 Occupied <u>775</u> (5% Vacancy) 15,502 Units available <u>-14,594</u> Units of 1975 908 New Units Req'd
1977	49,800	3.2	15,562 Occupied <u>820</u> (5% Vacancy) 16,382 Units Available <u>- 15,502</u> Units of 1976 800 New units required.
1978	51,800	3.0	17,267 Occupied <u>908</u> (5% Vacancy) 18,175 Units Available <u>- 16,382</u> Units of 1977 1,793 New Units required.
1979	53,600	2.9	18,483 Occupied <u>973</u> (5% Vacancy) 19,456 Units Available <u>18,175</u> Units of 1978 1,281 New Units required.
1980	55,000	2.9	18,966 Occupied <u>998</u> (5% Vacancy) 19,964 Units Available <u>- 19,456</u> Units of 1979 508 New Units required

It can be seen from this analysis that at the prevailing dimensions of household sizes and the projected population, increases will require an astronomical 6,020 units at a 5% vacancy rate by 1980. This means that under an "ideal" market situation the Lompoc Valley's housing stock will have to be increased by 41% of it's existing stock of 13,562 units.

It should also be noted that if the present vacancy rate of 1.6% were to remain constant to 1980 and family size were to remain at 3.5, the resultant need for new housing at the projected population level would be for 2,460 homes, or slightly less than one half of the projected need under "ideal" conditions.

Projections to 1990

	<u>Population</u>	<u>Household Size</u>	<u>Dwelling Units</u>
1985	62,000	2.9	21,380 Occupied <u>1,125</u> (5% Vacancy) 22,505 Units Available - <u>19,964</u> Units of 1980 2,541 New Units required
1990	68,000	3.0	22,667 Occupied <u>1,193</u> (5% Vacancy) 23,860 Units Available - <u>22,505</u> Units of 1985 1,355 New Units required

By way of summation, if we projected population at expected average household sizes for the years from 1974 to 1990, the

resultant housing need will be for an additional 9,916 dwelling units for the entire Valley.

It can be generally stated that the role of the City of Lompoc in the Valley housing market will have to increase as a necessity if logical urbanization patterns are to develop in accordance with the ability to provide a wide range of housing choice, public utility services at publicly acceptable levels, and if corresponding non-residential development and services are to be additionally provided for.

The main influx will be, as stated earlier, directly and secondarily related to Vandenberg AFB activities. The remainder of the population influx will come from those portions of the California population who desire to re-settle in the less dense central coast region.

How we respond to their needs in the housing market, employment, and other necessary functions will be of great importance to Lompoc growth potential.

Additional Housing Considerations

It has been shown in the previous sections that the Lompoc Valley housing market is falling behind demand in the construction of new units and is below the industry-wide accepted vacancy rate average of 5%. The gaps between income and housing unit price availability have also been illuminating to some degree, but there is a need to further examine some special aspects of this gap in relation to the allocation of low to moderate income housing within the Valley, local agency programming, employment opportunities for the income categories, how the private sector housing machinery is responding to low and moderate income needs, and some discussion of mobile home and rent free housing.

I. The allocation of Low and Moderate Income housing within the Lompoc Valley.

Low and Moderate income household are generally located throughout the Lompoc Valley and (with the Exception of the Santa Barbara County Housing Authority operated housing projects) concentrate in small sub-districts within the planning area. The concentrations which are found tend to correspond to specific neighborhood characteristics related to age of structures, dwelling unit densities, previous rent and ownership patterns and original quality of construction. The following is a listing of the major characterizations of the concentrations which are apparent in the Valley.

1. Concentrations occur in areas where the majority of the structures occupied were constructed prior to 1940.

2. Where duplex, triplex and apartment units were built between 1940 and 1960.
 3. Where residential uses are non-conforming for the zoning district in which they are located (ie. in commercial and manufacturing zones).
 4. Where single family residential units are located in zoning districts allowing and containing high density residential uses.
 5. Where housing is subsidized by local housing authority or welfare programs.
 6. Where market value is depressed due to originally low quality construction leading to an early decline of the physical structural components of the dwellings.
- Some of these areas were built between 1958 and 1963.

The physical allocation of these low to moderate income families is shown on the map at the end of this section. It is represented in general terms on concentration, rather than specific information, and locations dealing with these residences are available to the agencies which appropriately handle the housing problems and administer housing assistance programs.

The qualitative analysis of the housing stock inhabited by the low to moderate income ranges is lacking precise data for 1974, but the general overview and Tables 4, 5, 6 and 7 provide some understanding in relation to how the income groups compare to the remainder of the community in housing value occupancy in 1970.

It should be noted that, there is to date no ongoing program

to determine the structural adequacy of the total housing stock within the Lompoc Valley. Therefore, the data which is used is not first hand knowledge, but is considered to be relatively accurate through the use of building records, knowledge of building standards and practices for the periods relating to age of structures built prior to 1960, and information obtained from the 1950, 1960 and 1970 Censuses of Population and Housing.

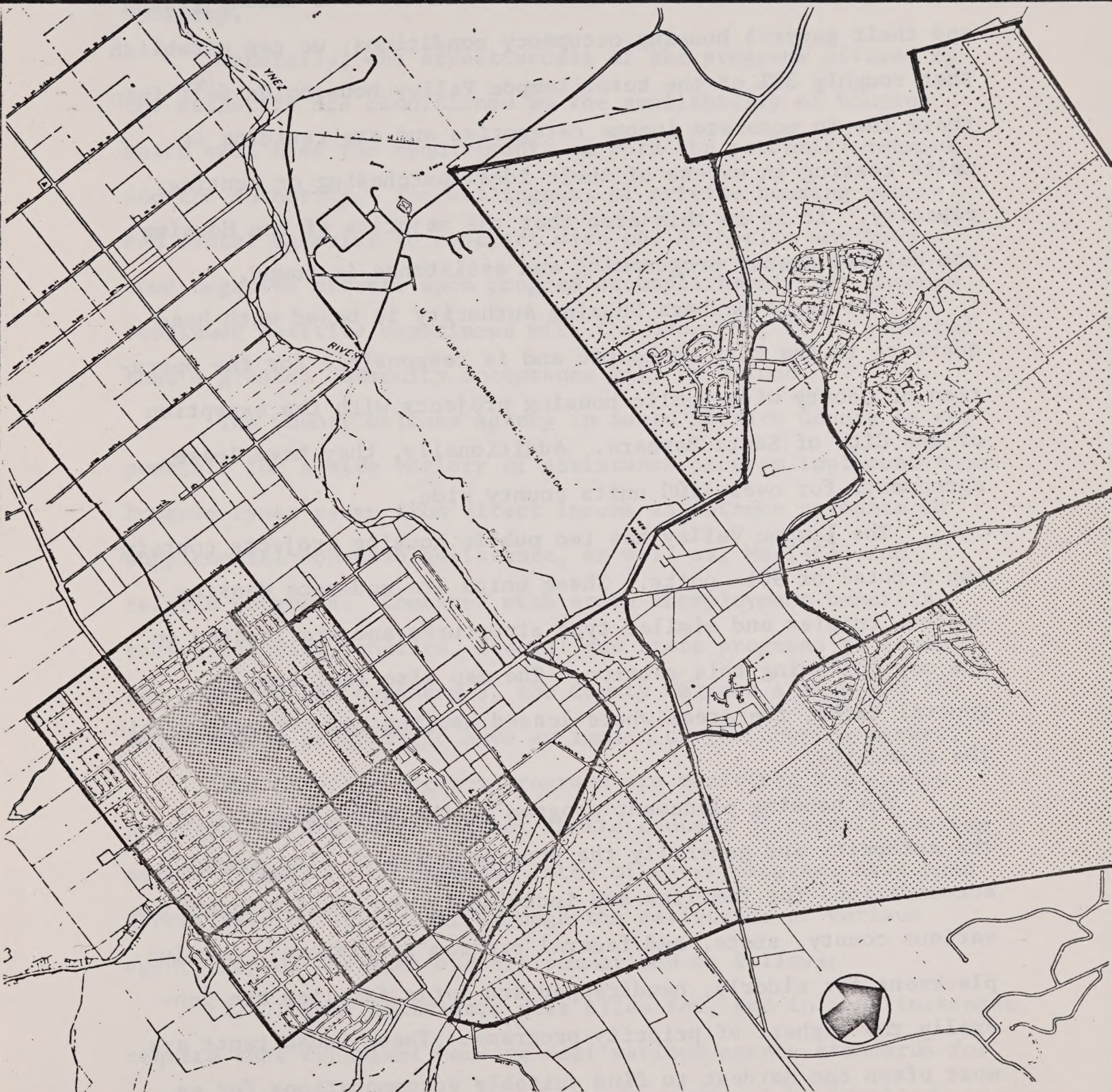
We can, however, relate the allocation of low and moderate income households which existed in the 1970 Census to the remainder of the community in terms of monthly rental or housing value. We established that within the planning area, an "ideal" housing cost figure based on gross income was 1.7 times the gross annual income for home value if purchased, or 17% of the gross monthly wages for monthly rental price. The table below indicates the income of households for 1970 by their relationship to the "ideal" purchasing or rental capacity. It should be noted that approximately 200 households in the lowest three categories of income own their residences outright. Over 600 additional households are receiving some form of rent or income subsidy. Households not paying a cash rent were eliminated from these calculations as they are occupying dwellings as a part of their employment. We are concerned here with only those occupants of dwelling units commonly a part of the housing market and these "rent free" households will be discussed elsewhere in this text.

TABLE 9 LOW AND MODERATE INCOME HOUSING DEFICIT

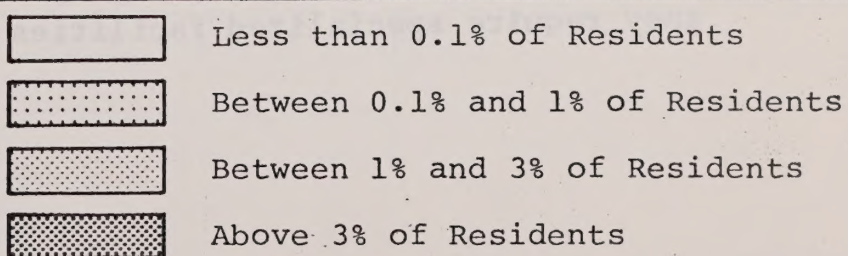
Income	Total Occupied	No. of house-holds at or below the "ideal" housing cost capacity	Percentage of income group	No. of house-holds above the "ideal" housing cost capacity	Percentage of income group
- \$3,000	1,077	19	1.8%	1,058	98.2%
\$3-5,000	1,129	76	6.4%	1,057	93.6%
\$5-7,000	1,114	213	19.1%	901	80.9%
\$7-10,000	1,879	1,100	58.6%	779	42.4%
\$10-15,000	2,645	2,494	94.3%	151	5.7%
\$15,000 +	1,800	1,800	100.0%	0	0.0%
Total	9,644	5,598	59.0%	3,946	41.0%

*Sources: Bureau of the Census. Census of Housing and Population 1970.

LOW AND MODERATE INCOME CONCENTRATIONS by Percentile of Housing Units



LOMPOC
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II. Housing and Welfare Agency Programs.

By our examination of the low and moderate income groups and their general housing occupancy conditions, we can establish that roughly 30% of the total Lompoc Valley households fall into these low to moderate income categories and are residing in units costing in excess of their ideal purchasing or renting capacity. It is in this area that the majority of the Housing and Welfare Agency programming and assistance is found.

The Santa Barbara Housing Authority is based with headquarters in the City of Lompoc and is responsible for the operation of County wide public housing projects with the exception of the City of Santa Barbara. Additionally, they have lease agreements for over 1100 units county wide.

The Lompoc Valley has two public housing projects containing a total of 90+ units. These units are moderate density duplex, triplex and similar type structures and are located on the map following this section. The map also indicates in general terms, the areas where leased housing can be found within the community.

The housing placement program is the major function of the Authority and generally the program tries to find suitable accommodations for families and individuals who qualify under the various county, state, and federal program provisions. Housing placement for elderly, handicapped and large families are generally the highest of priority programs. These inhabitants are most often the hardest to find suitable accommodations for as they require specialized facilities within the unit or require

locations near shopping and medical facilities due to restricted mobility.

Generally, the effectiveness of the programs offered by the Authority are conditioned by the availability of housing which will meet the requirements of both the potential tenant and the Authority. The willingness of private housing owners and rental agencies to contract with the Authority may have some negative effects upon program accomplishment, but through continued positive experiences with the programs, it is expected that a greater community acceptance will be gained.

The County Welfare Agency in Santa Barbara County is responsible for a wide variety of assistance program implementation. Program types range from direct income assistance payments to supplemental non-cash assistance, as well as, Medi-Cal and related programs. Combined with state unemployment benefits, social security benefits, federal and state programs to assist the disabled and dependents, the County Welfare Agency and the other agency programs do have an impact on the housing market.

The effect of agency programs are monitored for agency purposes and are often not put in the context of overall housing market effects. The combined force of these programs have been generalized by City staff through the assistance of various agency representatives and are summarized as follows:

1. Income assistance does allow for, and in many instances, require that recipient housing meet various agency standards for habitability. The administering agency may not be involved

with the specific structural requirements such as those of the Uniform Building Codes, but there are requirements for the provision of specific kitchen, bathroom and related facilities and often, assessments are made of the overall appearance and conditions which might render a dwelling unit unsuitable for recipient occupancy.

2. Through the use of various programs an agency can improve the living standard of ill-housed recipients by assisting in housing rehabilitation or relocation.

3. Agencies also can assist the ill-housed recipient through the referral process to other agencies (ie. County Welfare referrals to the State Employment Development Department).

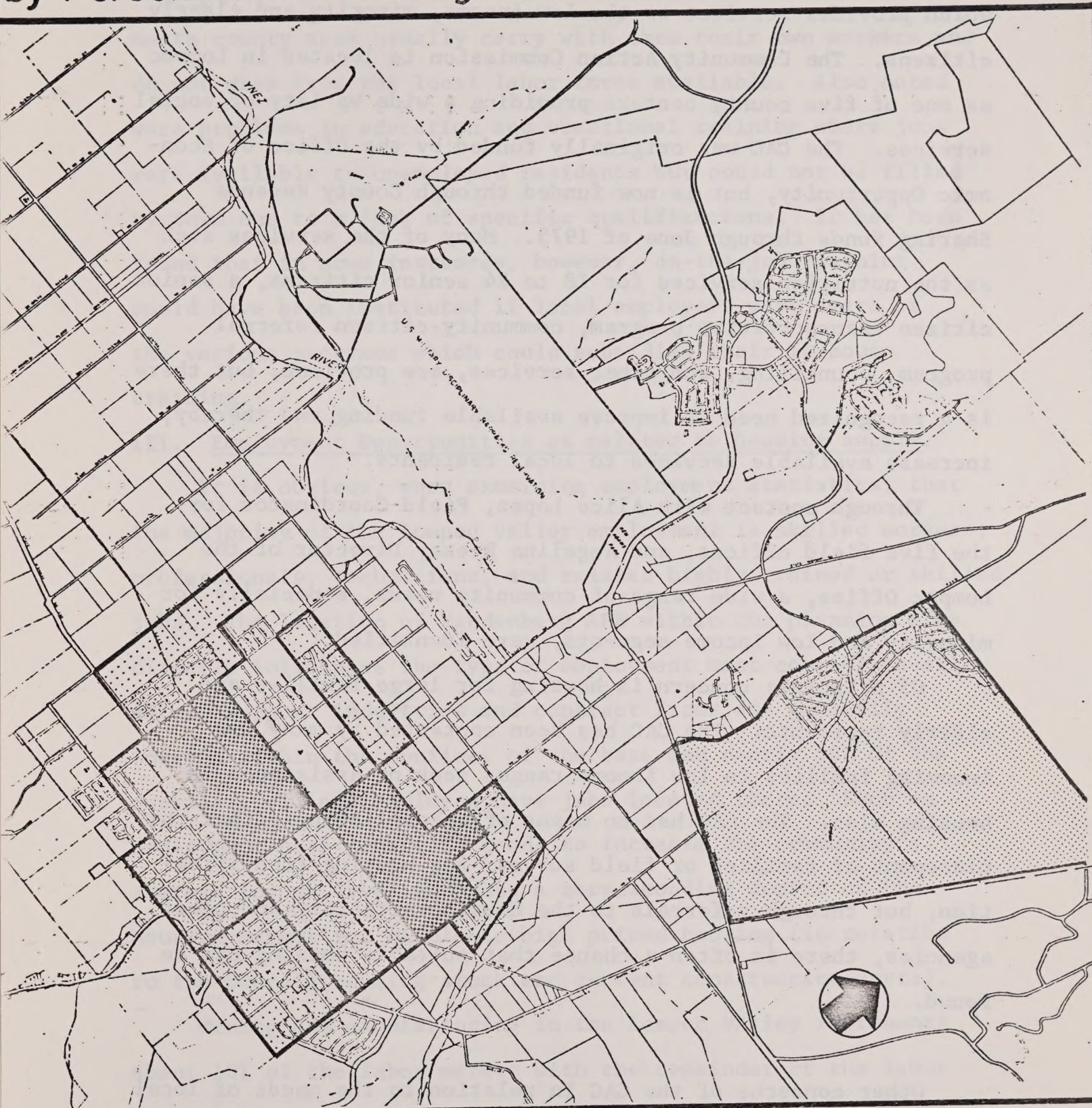
There are at present, a number of problems with the effectiveness of the system in reference to housing. While income assistance can provide for increased living standards, the costs of improvements to existing units or relocation to new units is often out of reach of the recipient. Housing availability again is the major deterrant to improvement of housing conditions. The lack of vacant housing units tends to inflate rental and purchase prices. Increasing costs of materials and labor have made the home improvement price fall out of the range of many middle income families as well as the low and moderate income groups.

Employment opportunities for semi-skilled and unskilled labor are not readily available within the Lompoc Valley area on a year round basis or as frequently as the need arises.

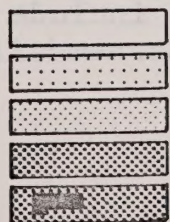
Mobility is also a problem which hampers efforts of some to seek employment to improve their housing condition. If the individual is unable to find work near his or her residence, some employment opportunities do not feasibly exist.

HOUSING ASSISTANCE BY AREA INCLUDING HOUSING AUTHORITY PROJECT by Percentile of Housing Units

30



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Less than 0.2% of Housing
Between 0.2% and 1% of Housing Units
Between 1% and 4% of Housing Units
Above 4% of Housing Units
Housing Authority Projects

There is a third agency which exists in the Lompoc Valley which provides services to the low income, minority and elderly citizens. The Community Action Commission is located in Lompoc as one of five county centers providing a wide variety of social services. The CAC was originally funded by the Office of Economic Opportunity, but is now funded through County Revenue Sharing funds through June of 1975. Many of the services such as the nutrition services for 18 to 24 senior citizens, a senior citizen transportation program, community citizen referral program, counseling, and other services, are provided, but there is a recognized need to improve available funding, and thereby, increase available services to local residents.

Through contact with Alice Lopez, Field Coordinator for the five field offices, and Angelina Reese, Director of the Lompoc Office, a wide range of community needs, especially for minority and low income segments, were identified.

Of principle concern is housing for large families and elderly residents. The CAC has been contacted by many new incoming families in low income ranges seeking assistance in housing also. The CAC has no means of accomplishing either the placement of families or field surveys for housing identification, but through referrals to the Housing Authority and other agencies, there is often a chance that suitable housing can be found.

Other concerns of the CAC in relation to the needs of local minority and low income residents include the problems of

employment. It was noted that contractors from outside of the north county area usually carry with them their own workers and do not draw from the local labor force available. Also noted were problems in education and vocational training where jobs were available to unemployed residents but could not be filled by them due to a lack of specific qualifications. It has been found that in some instances, however, on-the-job training could have been instituted if local employers were aware of the various programs which could subsidise their in-house training.

III. Employment Opportunities as related to housing supply.

It is obvious, when examining employment statistics, that the majority of the Lompoc Valley employment is skilled workers, professionals, technicians, and related highly trained or skilled jobs. The location of Vandenberg AFB within the planning area directly influences the type of employment most commonly available. Support industries and contract firms are generally located within the confines of the base and nearly 50% of the overall civilians employed have jobs located there. Such an employment base generally tends to increase the community's average income level and puts a corresponding demand on the housing market for middle to high priced housing (in relation to the overall housing stock and current construction costs).

Mining and manufacturing in the Lompoc Valley represents about 10% of the labor market with the remainder of the labor force being found in government, retail and wholesale, service and agricultural establishments. There is a pronounced lack

of general industry in the Lompoc Valley to provide an employment base beyond that already enumerated. New employment opportunities have been few for unskilled and semi-skilled labor, as well as other types of employment not directly related to VAFB operations.

Employment opportunities will be generated within the Valley by three major sources. First, the fluctuations of federal defense and space agency programs will increase and decrease primary job opportunities which will have a corresponding effect upon retail commercial and construction job availability. Secondly, the commercial sector of the Lompoc Valley is expanding from an increased demand for greater retail selection within the immediate service area. Finally, the location of various general service or light industry would open many job opportunities within the Valley. The potential location of such industry is enhanced through the availability of a large area of zoned industrial land near existing and planned utility and public services.

The ability of area to provide an acceptable level of employment opportunities will rest primarily on the national and regional economic futures. It is most obvious that the continued existence of much of the Lompoc Valley population is tied to federal funds. The regional economy in the private sector will also determine to some degree the potential for Lompoc to provide jobs for the remaining population.

The central coast region of California has a potential for reasonable growth for its established urban center as some

of the industries not directly dependent upon large metropolitan economics may opt for the lowered tax rates of the rural communities with lower utility and other public service costs. Some industries find that these lowered costs make up for the increased transportation costs to established markets and often can establish new markets for goods and services. Lompoc will probably be affected by this growth as it is served by good highway and rail services.

The resulting increase in job availability will generally increase the demand for higher quality and quantities of housing in the Valley. The function of increased employment opportunities will simply serve to entice additional housing construction to what the developer feels will sell best.

Government agency employment will also serve to stimulate the housing market. The potential to serve low to moderate income households with public service employment is demonstrated best by the current and future employment practices of the City of Lompoc.

The City of Lompoc has and continues to participate in various Department of Labor directed employment programs. In 1971, the City entered into an agreement with the County of Santa Barbara as a subgrantee for participation in the Public Employment Program which was established by the Emergency Employment Act of 1971. Since that time, numerous persons meeting the PEP requirements have participated in the program with the City.

As a result of the Comprehensive Employment and Training Act of 1973, the County of Santa Barbara established the Manpower Planning Council to develop operating programs for funds available through Title I, II, and III of that Act. The City has served and will continue to service as a work site locations for persons enrolled in programs established under Titles I and III funding. As a result of recent board action, the City is serving as a sub-grant for Title II Public Service Employment. It is anticipated that up to thirteen positions will be available under Title II funding within the City.

The City of Lompoc additionally participates in conjunction with the Employment Development Department, State of California, in the Community Work Experience Program which was established by the California Welfare Reform Act of 1971.

IV. Private sector housing response to low and moderate income demands.

At the present time, construction costs for new housing units are running at an average of \$24 per square foot of gross floor area complete. This means that the resident of the Valley earning \$3,000 annually could purchase a home at his "ideal" capacity of \$5,100 with a total gross floor area of 212.5 square feet. It is obvious by this example that the private sector of the housing industry cannot alone meet the needs of low income residents as few families could be adequately housed in a room measuring 10 x 21 feet.

The inability of the private housing sector to respond to low and moderate income needs in new construction is not restricted to local or regional environs but is a national problem. Finance dollars for housing construction have dwindled to an unreasonably low level leaving unmet housing demands nation wide. Current banking analysts and housing market experts are not in agreement on the immediate or the long range future of the housing industry and how the housing demand at all income levels will be met in the coming years.

For this region, housing demand is far outpacing new supplies. Vacancy rates for the Central Coast region have continued to diminish; Lompoc holding near 1% vacancy, while other urban centers range from 2.5% to 5%.

Lompoc Valley housing is, as noted earlier, critically short on new housing at the lower and higher income levels. Some new

construction is underway or reaching completion, but it will not reduce the critical shortage of housing we presently face.

A number of local and regional banking and lending institution authorities cite several reasons for the shortages.

While Lompoc's population is growing and job location is increasing, the finance industry has been constrained in making construction loans readily available. Federal banking policies which establish typical industry-wide cures for disintermediation are requiring banks to place extreme requirements on most loans. Large downpayments and short, high interest repayments are now the rule with many banks requiring as much as 40% down and as high as 18% annual interest on new home and multiple family developments when money is available. Inflationary materials costs are also to blame as often price changes strap lenders and builders into unprofitable ventures. Authorities question as to when the situation will ease up and just how much of a reduction in loan requirements will be made. As of December 1st, the prime lending rate dropped to 9 3/4%

Lending authorities also cite the changing demographics of the nation as part of the housing market crunch. While demand for housing is increasing in rapid proportions in some regions, other regions of the nation are stagnant or declining in population demands. It is most often found that older metropolitan areas are remaining stable or loosing population while new centers of population are developing. Some rural population centers which experineced post-war expansions and

have stagnated during the great metropolitan development of the middle and late 60's are now experiencing the thrust of redistribution. The economics of metropolitan life and the reduction of the "quality of the environment" (ie. clean air, water, etc.) are promoting the spread of population and industry, to a greater degree, over a larger area of the landscape in lighter densities. Rural population centers have not been prepared for this movement and, with the present economic conditions, are having trouble with funding their growth.

With the spread of population away from existing metropolitan centers, the metropolitan job market in the construction trades is stagnant while local rural construction is expanding when project funding can be obtained.

In Lompoc, it appears that this generalized circumstance is the present course of the community. Demands for commercial and housing construction are heavy with large numbers of subdivision, individual home, multiple family unit, large and small commercial development proposals being reviewed by both city and county planning and building agencies. Of these, most of the individual new home construction is still being built, but many new larger developments never leave the proposal stages because local and regional financing is either not available or the fiscal requirements are such that the project becomes unfeasible.

With the inability to construct larger numbers of new units, the housing market continues to tighten with a continually decreasing vacancy rate and higher rental and purchase prices.

New units which are under construction or nearing completion are usually rented or sold before the walls are standing. Waiting lists are longer than the total number of units that will become available.

In order to meet new population demands at present vacancy rates of 1.1% over the next 3 years, a minimum of 2,400 new units will have to be constructed. This assumes that we eliminate only 15 dilapidated units from the housing market. If these new units are not constructed in the Lompoc Valley, then they must be built in other areas of the county which can handle the increase. The Santa Maria-Orcutt and the Buellton-Solvang-Santa Ynez Valley areas are two alternatives but these areas are experiencing similar housing problems as Lompoc.

With some expectation of reduced loan requirements there is a slight indication that the new unit demand may be met. Low and moderate income units will necessitate local, state and federal cooperation to devise incentives and provide funds to meet the immediate housing stock needs. By way of direct and indirect subsidies, low and moderate income housing conditions can be improved but the private sector of the market cannot, by itself, answer their needs.

V. Special housing considerations.

The major thrust of the discussion so far has been the utilization and demand for marketplace housing. Two special areas of consideration needing illumination are left. The mobile home and the military and non-cash payment housing facilities.

The mobile home has been making steady advances in the overall housing industry as it is generally less expensive to own and maintain. It is often easier to arrange financing and taxes are generally much lower if they exist at all. Many mobile home parks are set up in such a manner that little or no maintenance costs are incurred as compared to conventional housing. Land costs are also reduced when mobile home parks offer parcels for sale. The advantages are many for the mobile home owner and they seem to be reflected in mobile home sales. New mobile home sales have increased many times over in the past few years and the trend seems to be holding strong.

In the Lompoc area for 1970 there were 850 mobile home and trailer units. 460 of these were in the City with the remaining 390 in the county area, principally in Vandenberg AFB. Present estimates give the City 550 mobile home and trailer units while the total in the county area is 420 for roughly 970 occupied units. These units range from travel trailers of 5' x 8' sizes to large double and triple wide mobile homes with 1,000 square foot floor areas. While an actual mobile home and trailer qualitative analysis has not been performed, the following general characteristics on trailers and trailer park conditions in the Lompoc Valley have been developed from 1970

Census and block statistics, annual reports of the State Department of Finance, and various City staff field observations and ordinances:

1. Almost all of the existing trailer parks would not meet the general requirements of the Municipal Code of the City in terms of the Zoning and Building Codes.

Specific problems include:

- a. Overall area requirements for park sites
 - b. Size and separation of homes and home spaces
 - c. Landscaping and screening
 - d. External and internal access
 - e. Storage area
 - f. Utility services
 - g. Open space requirements
 - h. Parking
2. Mobile home and trailer park maintenance is lacking in most parks, leading to unsightly conditions. In a few instances health and safety hazards have existed.
 3. The age of the units in most trailer parks are generally less than 10 years, but there is a sizeable number of older units being utilized which lack many of the features (both structural and functional) found in newer mobile homes.
 4. There are travel trailers and campers being used as permanent housing in some of the parks. These units lack the ability to properly tie into some or all of the utility services provided.
 5. Overcrowding is a problem in some of the parks as families with 2 or 3 children are often found living in small 1-bedroom mobile homes and travel trailers.

6. Low and moderate income families and individuals make up the largest income categories occupying mobile home and trailer parks.
7. There exists a moderate degree of transiency among some trailer inhabitants. Some of the residents are employed in agriculture and travel a circuit which coincides with the various crop harvests statewide, while others respond to different job or trade motivations.

Generally, there is a great need to examine and evaluate the mobile home and trailer park situation in the Lompoc Valley. The lack of high quality mobile home parks and the ever-increasing demands for mobile home and trailer placement is as pressing a problem as the need for new conventional unit construction. It is further assumed that the increased use of mobile home facilities would assist in easing the demand for conventional units. One of the major problems facing such increased usage is the need to totally rework many of the existing trailer parks to meet the zoning and building codes, to provide landscaping and the various other amenities which new park residents demand, and to allow the use of the larger double and triple wide units. For a few of these parks, this would not be feasible and new mobile home parks are required.

By projecting the results of the citizen survey and examining the more recent trends in the surrounding communities of Buellton and Santa Maria areas we can project a need for at

least 350 new spaces within the next 3 years. Some of this need is to accomodate those mobile home owners who are located in parks not equipped or undesireable for large mobile home use.

The second special area of study is the large quantity of residents in the Valley who are occupying rent-free housing as part of their employment and military housing.

At present there are nearly 2,400 units of military and rent-free housing in the Lompoc Valley. Vandenberg AFB accounts for 2,187 of these units which range in prices and type of dwelling units.

There are 1,800 single family dwellings, 280 multiples, and numerous group quarters on the base. There are also 375 trailer spaces on base but 200 of these spaces are to be phased out in the near future.

Recent changes in housing requirements and the removal of some group quarters facilities have resulted in 600 single individuals being thrust into the Santa Maria and Lompoc Valley housing markets. Much of this population will be returning to the base when new housing facilities are constructed.

There are also 95 units of housing available to families of the Federal Correctional Institute employees. It appears the FCI will maintain present housing facilities without a drastic change in units and will not impact on local housing supply.

Some additional employment related and rent-free housing is provided by agricultural and industrial employers, but such rentals change with the season and property sales.

The general effect of military and rent-free housing upon the housing market is the removal of the demand for additional units within the various income levels. No particular modifications of the housing market occurs when base and other housing demand and supply are constant. When fluctuations occur, such as an increase or reduction of housing units or changes in the various programs occur which increase or decrease personnel, these units can represent a strong influence on the stability of the Valley market.

When changes occur, the tight housing situation presently within the Valley cannot react and absorb a sudden increase of market participants. Overcrowding of military personnel would be found in the Valley as substantial reductions in base housing, or increases in military personnel on hand appear. When new units or reductions in military personnel occur, some reduction in demand might appear as a result. There is some evidence that direct relationships in terms of numbers of housing participants in the Valley market and the availability of base housing may not coincide. The military assumes that housing will be provided for it's personnel by base housing or providing a stipend for rental or purchase of alternate housing facilities in the local community. If base housing were to be available, it is not known at this time how many military personnel would change from existing Valley housing units to the military units. It is assumed that some movement towards the base housing would occur, but many of the families having established desirable residential occupancy remain in the Valley housing market. Most single military personnel do

return on base.

It is probable that Vandenberg facilities and operations will fluctuate to some degree but an overall trend of limited decreases in national military operations and personnel is expected in the long range forecast. Experts have established that the increased demand for efficiency through implementation of technological advances in weaponry, transportation and maintenance will probably reduce slightly the personnel requirements for the strong defense of the nation. It is not expected that Vandenberg will reduce its military personnel within the near future with any substantial effect upon the Lompoc Valley housing market but it should be noted that the existence of a military installation such as Vandenberg, the accompanying NASA facilities and contractors to these governmental bodies does not provide a dependable long term employment base with subsequent housing market activity when such facilities may be subject to changes in national priorities.

ENVIRONMENTAL IMPACT REPORTING PROCESS AND THE HOUSING MARKET.

The City of Lompoc is presently operating under the purview of the California Environmental Quality Act of 1970 in regard to projects, both public and private, which are proposed or in progress within the City limits of Lompoc. To redefine the Act itself or the Lompoc adopting ordinance would be redundant. It presently meets the environmental review criteria established by the State of California and a copy of the adopting ordinance is on file in the City Clerk's Office.

IMPLEMENTATION PROGRAM

The three broad housing goals have been identified by the California Council on Intergovernmental Relations. They are:

1. To promote and insure the provision of adequate housing for all persons regardless of income, age, race, or ethnic background.
2. To promote and insure the provision of housing selection by location, type, price, and tenure.
3. To promote and insure open and free choice of housing for all.

The conditions faced by the residents of the Lompoc Valley will require far more of a statement than can be provided by the above broad goals. The need to further explore the dynamic changes available to the Lompoc Valley should sponsor a high degree of citizen activity in government of the evolving urban form. It should, therefore, be noted that an ongoing citizen input program should be developed for the Lompoc Valley including the City of Lompoc, Vandenberg Village, Mission Hills, the remainder of the Valley and the Air Force Base.

The program should have broadly based participants with the widest possible range of housing types and conditions being represented. The development of goals, objectives, and defining housing needs, as well as, active participation in the development of continuing housing assistance and improvement programs would be a necessary part of the citizen input program.

Pending the establishment of the program, however, the following goals are suggested.

1. The Lompoc Valley Housing Inventory must be expanded by at least 1.6 times it's 1970 level by 1990. The optimum expansion would be 1.8 times the 1970 level.

2. The Lompoc Valley should strive to balance positive achievement in the residential environment with improving housing's relationship to existing and future commercial, industrial, civic and institutional uses for residents of all ages and incomes.

3. A strengthening of the foundations and civic resources of the Mission Hills and Vandenberg Village community, as well as, the logical progression toward unifying the urbanized and urbanizing area of the Valley into a single, more purposeful unit of self-government.

4. Encourage, through a more active public policy, the availability of mortgage and related construction resources both financial and physical, as well as, the best professional design and engineering services for construction of needed housing.

5. Assure the particular concerns of mobile home dwellers are adequately treated. Included are assuring a reasonable availability of park spaces, establishing options of owner-occupied sites and site foundations which provide more permanent occupancy for mobile home owners, and improving the appearances

and amenities of mobile home parks.

6. Reduce the negative impact of fluctuations in Vandenberg AFB upon the Valley housing supply by a fuller cooperation between the agencies and private concerns affecting and affected by the Vandenberg operations.

7. Promote a coordinated effort by all agencies concerned to improve the condition of the housing stock and the ill-housed residents of the Lompoc Valley through the use of every available means of funding and physical implementation possible. The use of every program, entitlement, enablement and police power available should be considered in an overall scheme for the necessary improvement of the Valley housing conditions.

8. Insofar as the Lompoc CBD represents an important and immediate resource for household goods and services and could, in the future, be a much improved access point to the civic and governmental functions of the subregion, a full revitalization of the City's central area is a needed complement to the concerns of Valley housing programs.

IMPLEMENTATION: MEETING HOUSING DEMAND

Historic rates of construction indicate that the private sector is capable of meeting housing demand, in terms of numbers of units, forecasted over the time frame of this study. In the five-year period of 1960-1964, 3,873 dwelling units were constructed in the City of Lompoc alone. Since that time, however, construction has declined dramatically to an annual average of about 110 units.

From our forecasts, approximately 6,020 housing units, under the ideal circumstances previously described, should be added to the current housing stock in the period from 1975 to 1980.

If we were to set a lower construction objective based upon present vacancy rates and existing household sizes, we would need to construct a minimum of 2,500 units between 1975 and 1980. This option, however, is not acceptable because the result of a zero vacancy rate is directly in conflict to the previous stated goals in that housing choice would be extremely restricted or non-existent. The overcrowding conditions presently being experienced in the Valley would be compounded and could seriously damage any potential ability to assist low and moderate income residents through the Housing Authority or other agency programs.

At a current rate of about 110 units per year, the private sector could only provide in the neighborhood of 550 to 600 units, leaving a large deficit. Even if, as may prove to be the case, population figures are revised downward, this will not produce a sufficient number of units to house the population. According to statistics regarding building permit issuance, the Lompoc Valley construction industry has proven to be flexible, exhibiting fluctuations in numbers of units constructed from year to year, presumably in response to changes in population or markets. For example, in the City of Lompoc alone, 1,542 units were constructed in 1962, double the number of units in either the preceeding or subsequent years. Thus , provided developers and mortgage institutions can meet the financial requirement of new housing, the private sector can provide the units. If, however, the market, unaided by public intervention, does not seem to respond to population pressures, strategies detailed in this section should be examined.

The challenge facing the industry today is to provide the proper mix of housing to meet specific income range needs. By our early analysis we know that higher income residents are lacking in some housing needs, but the market will eventually respond unaided to this demand. By way of projecting the present status of needs for the low and moderate income groups, the level of aid being received and the potential to increase

delivery of housing assistance, we should be providing approximately 1,000 units of low to moderate income price and rents over the 1975 to 1980 period.

Low and moderate income home ownership is becoming an increasing problem and it is likely that fewer owner occupant aid recipients will exist with the exception of condominium and efficiency type housing units.

In the middle and upper income ranges, buying or renting is more a matter of choice. The decision is based on non-quantifiable attitudes toward home ownership and mortgage availability. In this regard, it should be noted that nearly half of the households in Lompoc Valley own their residences.

A number of locational criteria should be developed to locate housing, with particular requirements emerging from different socio-economic needs as expressed by various demographic groups. Families with small children express a desire to be located away from activity centers and, of course, housing with children should be planned in conjunction with local school capacities. Housing for the elderly should be developed in close proximity to public transit, convenience commercial activities and various cultural or recreational facilities. Low income housing also should have access to public transportation, as well as, to major employment centers. The determination of more specific locational standards, as well as,

priorities for developing some parts of the subregion before others, are going to fall directly upon a central local agency if a logical resultant pattern of urbanization and services is to be formed.

Strategies for Implementation. The overall housing goal for the Lompoc Valley subregion is to encourage construction or availability of dwelling units by specified value and type breakdowns. We have developed a series of alternative strategies which can be utilized alone or in conjunction with other strategies to help meet the housing deficits.

One strategy is to give the Housing Element a wide public distribution. This report demonstrates that there is, indeed, a housing market and describes the characteristics of that market. Because builders develop for a known market, the private sector by itself can alleviate many of the tensions and deficiencies of the current supply of housing, provided the profit margins are sufficiently high.

By providing any one of many potential incentive opportunities, the County and City agencies can insure that the bottom line percentage return on investment is sufficient to warrant involvement by private developers. Most of these programs involve incentives of practive (e.g. relaxation of setback requirements), not conventional subsidies, and can be offered with minimal public expenditures.

Also available are more conventional forms of federally assisted programs. Some Community Development Act grant monies as well as continued revenue sharing funds are available and should be channeled into accomplishing the necessary housing goals described.

Incentives. To influence the types, values or location of housing constructed by the private sector, the governing jurisdiction can make it known that it intends to provide opportunities to developers promoting needed kinds of projects. Any of the following incentives, used alone or in combination, may be offered to a builder who demonstrates that his proposed project mitigates recognized housing deficiencies in conformance with the goals and recommendations of this Housing Element:

1. Reduction of parking requirements in new units, especially those designed for elderly or low income occupants.
2. Reduce assessment value for non-profit owners of low income rental units.
3. Lease available City or County land to developers to erect housing (options to purchase may be included).
4. Sell foreclosed property at a reasonable rate to developers with the condition that it be used for particular types of housing. Possibilities of defraying cost to builder for a year or two are available.

5. Use powers of redevelopment to assist developers in assembling parcels for specified housing projects.

6. Modify zoning setback requirements in exchange for particular types of housing.

7. Authorize creation of special assessment districts to spread out costs of municipal improvements in redevelopment areas rather than requiring developers to bear the entire burden.

8. Sponsor and publicize detailed analyses of the local housing market to illustrate to builders and financing institutions gaps in the housing stock or changes in housing needs.

The basic intention of these potential incentives is to maximize the quality of housing and its availability to all social groups while minimizing costs and intervention on the part of the City of Lompoc or County of Santa Barbara. It must be acknowledged that leaving these activities to the private sector poses some awkward problems. First, there is no guarantee that target populations will, in fact, become occupants of this housing. This would necessitate monitoring by the housing agencies.

OBSTACLES

A thorough appraisal of opportunities to improve the quality of housing in Lompoc Valley indicates a number of potential obstacles which might impede attaining the objectives of the housing plan. Some of these are more easily overcome than others but none should pose insurmountable obstructions.

1. Administrative regulations prohibit approval of Section 235 housing projects with a total mortgage cost above \$23,000 per units. This has resulted in serious problems in the development of housing for large families.
2. Private construction industry, on the whole, has been reluctant to participate in government sponsored programs. As of 1974, one private developer had proposed construction of Section 235 housing in Lompoc.
3. Dependence, to a large degree, of the local economy on a single fluctuating function such as Vandenberg AFB, tends to make financial institutions leery of lending money for construction or mortgages in the area if the population will remain highly transient.
4. Traditionally, the political attitudes of local residents have resisted community involvement in federal programs.
5. The tax structure in the County of Santa Barbara, common to communities throughout California, encourages

absentee owners of low rent dwellings to neglect maintenance of their buildings because assessments and property taxes decrease as the condition of a building deteriorates.

6. Little seed money has been made available to non-profit sponsors and developers interested in providing low-income housing.

7. While housing for the elderly has met with only minimal objections, community attitudes have not supported family-oriented low-income housing.

8. Capacities of water, energy and sewerage systems will be taxed with the addition of more housing units. At some point, additions to existing systems will have to be made.

9. Community height and density restrictions pose a slight obstacle in accommodating the anticipated 1990 population increase at reasonable costs to consumers.

The challenge will lie in permitting larger scale developments that maintain the architectural integrity while making possible the provisions of housing at lower cost by more creative use of the available land and by spreading out the costs of construction and land over more units.

An additional group of obstacles often directly within purview of local government are provided here.

1. The current administration and organization of City of Lompoc and County Building Department records make the convenient and regular detailed assessment of the entire Lompoc Valley extremely difficult.

2. The lack of any ongoing program to monitor the needs and successes of the housing market and its participants, constrains the ability of local policy makers to develop and implement rational decisions based upon current need.

3. There is a lack of liason between the agencies responsible for programs directed to assist or maintain low and moderate income households and the agencies which are responsible for the review and approval of housing projects.

4. There is a lack of ability on the part of local agencies to tap the vast potential of knowledge available due to conflicting area definitions for census, utility billing, county building department, county voting precincts, the South Coast Transportation Study, and various other city and county arbitrary boundaries which all contain information useful in monitoring and planning for housing conditions.

Recommendations. To meet housing goals, to address identified needs and deficits in the housing stock, and to overcome the weight of the obstacles illuminated above, the following recommendations are made.

1. Develop a housing information system which monitors changes in both the resident population and housing stock to continually assess the housing situation. The use of this (Total Housing Inventory System) is particularly recommended and the subsequent realignment and coordination of district and special use boundaries is needed.

2. Inform all real estate developers and potential non-profit housing sponsors of official housing policies and any available incentive programs through conferences and media presentations.

3. Encourage creation of non-profit neighborhood housing development corporations to facilitate financing and provide technical assistance.

4. Actively pursue purchase or transference of federally foreclosed housing to the County of Santa Barbara Housing Authority for resale to low-income residents.

5. Promote a high degree of inter-jurisdictional cooperation and responsibility between the City and the County Housing Authority.

6. Investigate and implement programs which provide housing for low-income residents by the creative use of incentives which do not necessitate massive capital outlays.

7. Explore and encourage levels of community interest in self-help programs for providing both rehabilitated and new housing, (e.g. programs where communities provide resources and expertise while future occupants perform labor).

8. Encourage diversity of employment opportunities to stabilize the economic base of Lompoc Valley, reducing risk of mortgage and construction loans.

9. Intensify residential neighborhoods in areas where existing housing is not developed to zoning capacities before absorbing vacant land.

10. Insist upon provision of adequate utilities and services in conjunction with housing projects.

11. Examine flexibility of zoning approaches to reduce unit land costs (including ordinances for planned unit development).

12. Conduct a more comprehensive study of resident's attitudes toward housing types, tenancy, turnover and overall community design than has been presented here.

13. Promote the use of HUD's fair housing logs and other affirmative marketing practices by developers, builders, realtors and newspapers in Lompoc Valley.

14. Develop a plan to utilize prime residential sites in an orderly manner with logical relationships to other uses and which retains the rural character of the Lompoc Valley.

15. Conduct further study into preferences of residents for housing sites.

16. Provide a forum for the residents of the entire Valley in order to sponsor more meaningful interaction between Valley residents and their representatives, planners and other professionals.

17. Promote additional unification of the urbanizing communities through annexation and unification of utility and other urban services.

18. Promote the greater use of Vandenberg AFB to house the expanding military populations as they occur.

19. Utilize the available HUD monies and apply for additional HUD 701 and related programs to improve the general and specific conditions which are at the heart of current housing problems.

20. Develop and implement a precise plan for the development and redevelopment of housing on an individual basis throughout the Lompoc Valley.



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